

A regular meeting of the Building Code Board of Appeals was held on Wednesday, May 5, 2004 in the Lower Level Conference Room of City Hall. The Chairman, Ted Dziurman, called the meeting to order at 8:34 A.M.

PRESENT: Ted Dziurman
Rick Kessler
Tim Richnak
Richard Sinclair
Frank Zuazo

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Pamela Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 7, 2004

Motion by Richnak
Supported by Kessler

MOVED, to approve the minutes of the meeting of April 7, 2004 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUEST. HONIGMAN, MILLER, SCHWARTZ & COHN LLP ON BEHALF OF E-Z STORAGE, 1320 E. BIG BEAVER, for relief of Chapter 78 to replace an existing ground sign.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to replace an existing ground sign, which is 108 square feet in size and 15' in height, and replacing it with a sign that is measured as 306 square feet in size (153 square feet on each side) and 25' in height. Section 9.02.05, A of the Sign Ordinance limits the size of a primary ground sign to 100 square feet and the height to 12'. The proposed sign exceeds size and height limitations. The existing sign was granted a variance for additional height and size on November 3, 1974.

This item first appeared before this Board at the meeting of April 7, 2004 and was postponed to allow the petitioner the opportunity to explore the possibility of reducing the size of his variance request. Mr. Stimac explained that the petitioner had brought in a revised drawing indicating that he is asking to replace the existing sign with a sign that is 20' in height and due to a reduction in the depth of the sign below 24", would now be measured as 153 square feet in size.

Mr. Abdu Murray was present and stated that they had explored the possibility of moving the sign farther west, but believe visibility would be decreased rather than increased. Mr. Murray also said that he believes that the height of the present sign, which is 15', is exactly level with the grade of I-75 and increasing the height to 20' would

ITEM #2 – con't.

increase this visibility along I-75. Right now the sign is not clearly visible to motorists, until they are just about on top of the sign due to the guardrail, vegetation and also by trucks that are traveling along I-75. Increased visibility will help people just moving into Troy and looking for storage facilities as well as to pinpoint the location for people coming to store their belongings at this facility.

Mr. Dziurman asked if E-Z Storage Company feels that they get a lot of business from people just driving by and seeing their sign. Mr. Murray said that for people that are new to this area find these signs very helpful.

Mr. Dziurman then asked if other signs had required height variances along I-75 and Mr. Stimac said that the only sign he was aware of that required a height variance was the pylon sign for Oakland Mall. Mr. Stimac also said that the Ordinance allows for a sign to be 12' high and 100 square feet in size.

Mr. Kessler said that he does not believe the petitioner has demonstrated a hardship, which would require both a height variance and a size variance. Mr. Kessler feels that the sign is quite visible and does not believe it should be used as an advertisement. Mr. Dziurman disagreed and said he thought that the present height of the sign did cause it to be somewhat obstructed.

Mr. Murray stated that they wanted a larger sign to identify the site mainly for people that are new to Troy and that are unfamiliar with this area. Mr. Dziurman asked which variance would be the most desirable to the petitioner, the height or square footage. Mr. Murray said that if only one variance was approved, they would rather it was for the height.

Mr. Richnak asked about wall signs. Mr. Stimac explained that the Ordinance allows wall signs, which can be placed on any portion of the wall of the building that the owner and/or occupant choose. Most of these signs are placed at the highest point of the building to increase visibility.

Motion by Richnak
Supported by Sinclair

MOVED, to grant Honigman, Miller, Schwartz & Cohn LLP on behalf of E-Z Storage, 1320 E. Big Beaver, relief of Chapter 78 to replace an existing ground sign.

- New sign to be 20' in height.
- Increase in height will aid visibility along I-75.

Yeas: 4 – Sinclair, Richnak, Zuazo, Dziurman
Nays: 1 – Kessler

ITEM #2 – con't.**MOTION TO GRANT VARIANCE FOR SIGN HEIGHT CARRIED**

A discussion began regarding the square footage of the sign. Mr. Stimac said that the Ordinance allows a sign, which is 100 square feet to be installed. Mr. Murray said that the 100 square foot size is smaller than the present sign and was concerned about the visibility. Mr. Dziurman asked if there were any engineering problems with a sign of this size. Mr. Hoss, the representative from the sign company was present and stated that they could scale this sign down and said it would not create a problem. Mr. Hoss also said he would be willing to draw something up for the Board to look at.

Mr. Kessler said that he feels the present sign is very visible and does not believe a larger sign is needed.

Mr. Murray indicated that they would be willing to get something together for the Board to take a look at. Mr. Richnak agreed with Mr. Kessler and said he feels that the present sign is quite adequate.

Motion by Richnak
Supported by Zuazo

MOVED, to grant Honigman, Miller, Schwartz & Cohn LLP on behalf of E-Z Storage, 1320 E. Big Beaver, relief of Chapter 78 to replace an existing ground sign.

- Sign is not to exceed 108 square feet in size.
- Variance is not contrary to public interest.

Yeas: All – 5

MOTION TO GRANT VARIANCE WITH STIPULATION CARRIED

ITEM #3 – VARIANCE REQUEST. PATRICK SIEBER, OF ALLIED SIGNS, 846 E. BIG BEAVER, for relief of the Sign Ordinance to install a second wall sign, 66 square feet in size.

The petitioner was not present.

Mr. Richnak asked for some clarification regarding this request. Mr. Stimac said that the particular issue in this case is the sign area. A wall signage is allowed to be 10% of the front face of a structure. One sign can be installed or the signs can be split up amongst multiple signs to equal 10% of the face of the building and installed in different locations. The size of this building allows for a 98 square foot wall sign to be placed on it.

ITEM #3 – con't.

Motion by Richnak
Supported by Kessler

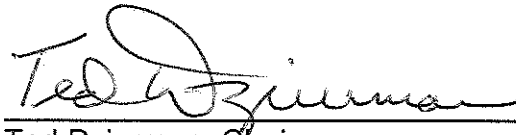
MOVED, to postpone the request of Patrick Sieber, of Allied Signs, 846 E. Big Beaver, for relief of the Sign Ordinance to install a second wall sign, 66 square feet in size until the meeting of June 2, 2004.

- To allow the petitioner the opportunity to be present.

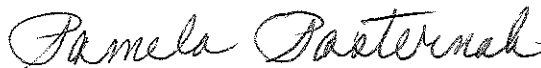
Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL MEETING OF JUNE 2, 2004 CARRIED

The Building Code Board of Appeals meeting adjourned at 9:09 A.M.



Ted Dziurman, Chairman



Pamela Pasternak, Recording Secretary